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IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

LUMINAIRE CONDOMINIUM
ASSOCIATION, a Washington Non-Profit
Corporation

vs.

STEPHEN REIP aka STEPHEN T REIP III; and
JANE OR JOHN DOE REIP, spouses or
domestic partners and the marital community
composed thereof

SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF
SALE OF REAL PROPERTY

CAUSE # 16-2-24070-4 SEA

JUDGMENT RENDERED ON 5/12/2017
ORDER OF SALE ISSUED: 6/8/2017
DATE OF LEVY: 7/6/2017

TO: STEPHEN REIP aka STEPHEN T REIP III; and JANE OR JOH DOE REIP, JUDGMENT
DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

12334 31ST AVE NE #604, SEATTLE, WA 98125

UNIT 604 OF LUMINAIRE, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF
RECORDED UNDER KING COUNTY RECORDING NUMBER 20050303001924, AND ANY
AMENDMENTS THERETO; AND IN VOLUME 203 OF CONDOMINIUMS, PAGES 46 THROUGH 52,
INCLUSIVE AND ANY AMENDMENTS THERETO; IN KING COUNTY, WASHINGTON.
TAX PARCEL IDENTIFICATION NUMBER: 445874-0470

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: AUGUST 25, 2017
PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT
OF **\$11,852.90** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR
THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on AUGUST 25, 2018.
- ☒ 3. **A redemption period of one year which will expire at 4:30 p.m. on AUGUST 25, 2018.**

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY **4:30 P.M. ON AUGUST 25, 2018**, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
CONDOMINIUM LAW GROUP, PLLC
10310 AURORA AVENUE N.
SEATTLE, WA 98133
(206) 633-1520